



CITY OF WEST KELOWNA
MINUTES OF THE AGRICULTURAL ADVISORY COMMITTEE MEETING

Wednesday, February 7, 2024
COUNCIL CHAMBERS
2760 CAMERON ROAD, WEST KELOWNA, BC

MEMBERS PRESENT: Geoffrey Oliver, Chair
Jan Bath, Vice Chair
Serina Penner
Marc Shoene
Anton Schori

MEMBER ABSENT: Chris Zabek

Staff Present: Yvonne Mitchell, Planner III
Natasha Patricelli, Recording Secretary

1. CALL THE AGRICULTURAL ADVISORY COMMITTEE MEETING TO ORDER

The meeting was called to order at 5:00 p.m.

1.1 Appointment of Chair

It was moved and seconded

THAT Geoffrey Oliver be appointed as Chair for 2024.

CARRIED UNANIMOUSLY

It was acknowledged that this meeting was held on the traditional territory of the Syilx/Okanagan Peoples.

This meeting was open to the public. This meeting was webcast live and archived on the City's website.

2. INTRODUCTION OF LATE ITEMS

2.1 Add Item 10.2 Introduction of New Agricultural Advisory Committee Member

3. ADOPTION OF AGENDA

It was moved and seconded

THAT the agenda be adopted as amended.

CARRIED UNANIMOUSLY

4. ADOPTION OF MINUTES

4.1 Minutes of the Agricultural Advisory Committee meeting held Wednesday, November 1, 2023 in the City of West Kelowna Council Chambers

It was moved and seconded

THAT the Minutes of the Agricultural Advisory Committee held Wednesday, November 1, 2023 in the City of West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

5. PRESENTATIONS

6. DELEGATIONS

7. UNFINISHED BUSINESS

8. REFERRALS

8.1 Z 23-12; OCP & Zoning Bylaw Amendment: Unaddressed Boucherie Road

Highlights of the presentation include:

- Subject property is located in the South Boucherie neighbourhood;
- Currently zoned Agricultural Zone (A1) and Land Use Designation is Low Density Residential;
- Surrounding uses include: Low Density Multiple Residential Zone (R3) with site specific (permits apartments), Low Density Multiple

Residential Zone (R3) and Duplex Residential Zone (R2) and Agricultural Zone (A1);

- Subject property is not located in the ALR, approximately 0.26 acres and is currently vacant;
- Proposal is to amend the OCP from Low Density Residential to Medium Density Residential;
- Proposal is to rezone from Agricultural Zone (A1) to Low Density Multiple Residential Zone (R3) with site specific (permits apartments);
- Applicant's rationale is to align designation and zoning with property to the north - both properties to be consolidated into a larger parcel for multi-family townhouse development;
- Subject property is located partially within steep hillside terrain, small in size and fragmented from other agricultural lands; the present agricultural zone is not the most appropriate zone;
- The proposal will not have a negative impact on the farm uses in the area;
- No historic agricultural uses have been conducted on this parcel; There are no farm uses to protect, enhance or promote;
- Boucherie Road provides a buffer to surrounding agriculture parcels;
- Referred to various internal departments and external agencies with no concerns identified;
- The existing Low Density Residential Land Use Designation in the City's OCP does not permit multi-family development. A OCP Amendment is required to the Medium Density Land Use Designation;
- The existing Agricultural Zone (A1) does not permit multi-family development. A rezoning is required.

Highlights of the discussion include:

- Proposal is an administrative task;
- Parcel is very steep;

- There is always possibility for agricultural use - could use for green houses or range land;
- Narrow little parcel on the edge of Boucherie Road;
- Potential indirect impact on neighbouring agriculture would be an increased amount of traffic on Boucherie Road;
- More housing supports the agricultural businesses in the area.

It was moved and seconded

THAT the Agricultural Advisory Committee recommend support for File number Z 23-12; OCP & Zoning Bylaw Amendment: Unaddressed Boucherie Road.

CARRIED UNANIMOUSLY

9. CORRESPONDENCE AND INFORMATION ITEMS

9.1 Decision Letter - TUP 23-01, Temporary Use Permit, 815 and 819 Douglas Road

9.2 Decision Letter - A 21-08, Agricultural File, 3716 and 3792 Carral Road

9.3 Decision Letter - Z 23-04, Zoning Amendment, 2004 Bartley Road

10. OTHER BUSINESS

10.1 Observations from the Provincial Agriculture Advisory Committee Workshop February 6, 2024 - Anton Schori

Member Schori provided an overview of discussions from the Provincial Agricultural Advisory Committee Workshop on February 6, 2024.

A written summary from member Schori to be circulated to Committee members.

Purpose of the workshop was to bring consistency to Agricultural Advisory Committee's all over the province.

Some highlights from the workshop include:

- Recommendation to compare Model Terms of Reference with our Agricultural Advisory Committee Terms of Reference;
- ALR is only 4.6% of British Columbia;

- 51% of individual parcels in ALR are less than 10 acres;
- Agricultural Advisory Committees should identify the needs of agriculture in the area;
- The ALC likes to see AAC comments included with applications;
- Any agriculture within 400 meters of a development application;
- Importance of providing alternatives not just saying no;
- Structure of Agriculture Advisory Committees - some have a Council member on the committee, some have a Council member as the chairperson on the Committee;
- Recommendation to review of permitted uses in the ALR and the recent changes.

10.2 Introduction of New Agricultural Advisory Committee Member

New Member Marc Schoene introduced himself with a brief description of his background and experience.

10.3 Appointment of Vice Chair

It was moved and seconded

THAT Jan Bath be appointed as Vice Chair for the AAC for 2024.

CARRIED UNANIMOUSLY

11. ADJOURNMENT OF THE MEETING

The meeting adjourned at 5:34 p.m.

CHAIR

RECORDING SECRETARY